020.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,150,100 / 1,150,100
					USE VALUE:	1,150,100 / 1,150,100
					ASSESSED:	1,150,100 / 1,150,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		GARRISON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHAO PING
Owner 2:	
Owner 3:	
Street 1:	11 GARRISON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZHAO PING -
Owner 2:	ZHAO MONTOE BARBARA -
Street 1:	11 GARRISON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,468 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Vinyl Exterior and 3047 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6468.000	628,200		521,900	1,150,100
Total Card	0.148	628,200		521,900	1,150,100
Total Parcel	0.148	628,200		521,900	1,150,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.43 | /Parcel: 377.4

Legal Description

User Acct 14068

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 02/21/09

Parcel ID 020.0-0001-0007.0

!1654!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	628,100	0	6,468.	521,900	1,150,000	1,150,000	Year End Roll	12/18/2019
2019	101	FV	475,500	0	6,468.	675,400	1,150,900	1,150,900	Year End Roll	1/3/2019
2018	101	FV	475,500	0	6,468.	429,800	905,300	905,300	Year End Roll	12/20/2017
2017	101	FV	475,500	0	6,468.	393,000	868,500	868,500	Year End Roll	1/3/2017
2016	101	FV	475,500	0	6,468.	319,300	794,800	794,800	Year End	1/4/2016
2015	101	FV	456,800	0	6,468.	319,300	776,100	776,100	Year End Roll	12/11/2014
2014	101	FV	456,800	0	6,468.	291,100	747,900	747,900	Year End Roll	12/16/2013
2013	101	FV	467,300	0	6,468.	276,900	744,200	744,200		12/13/2012

PRINT

Date	Time
12/10/20	17:13:40

LAST REV

Date	Time
06/26/14	08:56:49

philc

1654

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZHAO PING	38082-231		2/25/2003	Family	1	No	No		
GALLAGHER MYRON	22644-430		11/23/1992		186,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/2014	692	Solar Pa	3,000					
8/21/2003	709	Dormers	3,000	C		G6	GR FY06	RR SHED DORMER
5/12/2003	483	Addition	123,200					ADD 2ND FLR & GAR

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2014	External Ins	PC	PHIL C
2/21/2009	Meas/Inspect	345	PATRIOT
6/30/2005	Permit Visit	BR	B Rossignol
11/2/1999	Inspected	264	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	256	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	14068
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6468		Sq. Ft.	Site		0	85.	0.95	2									521,934						521,900	

Total AC/HA: 0.14848 | Total SF/SM: 6468 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 521,934 | Spl Credit | Total: 521,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Average
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04712558
Const Adj.:	1.00849998
Adj $ / SQ:	132.003
Other Features:	121150
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	658474
Depreciation:	30290
Depreciated Total:	628184

COMMENTS

UAT=UNHEATED. OF=SHOWER & 2ND SINK IN MBTH. TANKLESS ON-DEMAND WATER HEATING SYSTEM..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths: 1 HB

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

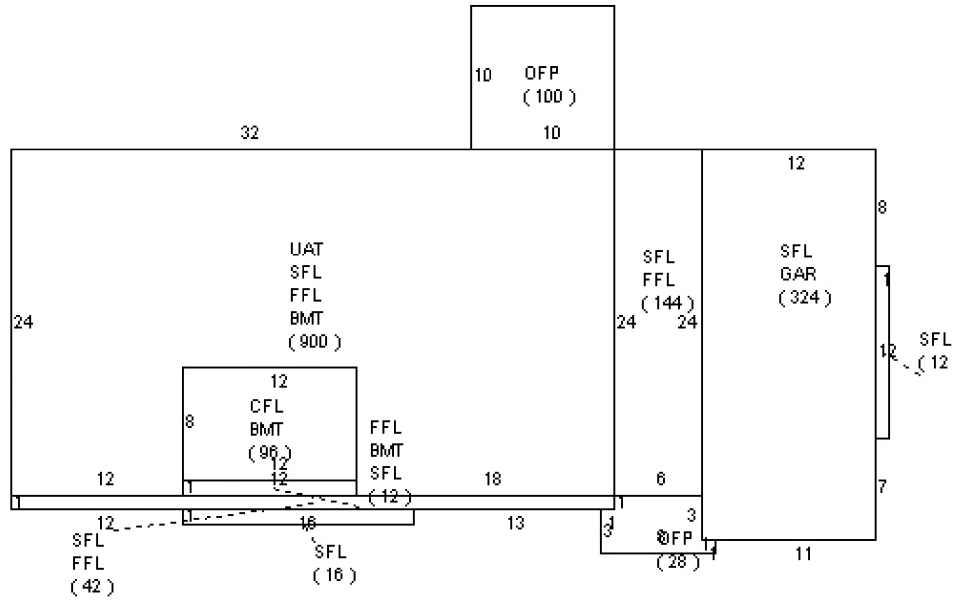
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	159.72
Special Features:	0	Val/Su Net:	145.11
Final Total:	628200	Val/Su SzAd	237.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,450	132.000	191,405
FFL	First Floor	1,098	132.000	144,940
BMT	Basement	1,008	49.900	50,296
GAR	Garage	324	22.910	7,423
UAT	Upper Attic	225	52.800	11,880
OFP	Open Porch	128	29.640	3,794
CFL	Cathflr	96	138.600	13,306
	Net Sketched Area:	4,329	Total:	423,044
Size Ad	2644	Gross Are	5004	FinArea 3047

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 020.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: